

BOARD OF SUPERVISORS  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York County Finance Building, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 1999:

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Present

Vote

Sheila S. Noll, Chairman  
James W. Funk, Vice Chairman  
Walter C. Zaremba  
Albert R. Meadows  
Jere M. Mills

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On motion of \_\_\_\_, which carried \_\_, the following resolution was adopted:

A RESOLUTION TO APPROVE APPLICATION NO. UP-552-99 THAT REQUESTS A USE PERMIT TO ESTABLISH A MINI-STORAGE WAREHOUSE FACILITY ADJACENT TO THE SHADY BANKS SHOPPING CENTER ALONG ROUTE 134

WHEREAS, The Storing Crew has submitted Application No. UP 552-99 that requests a special use permit pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on the parcel located adjacent to the Shady Banks shopping center along Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 38A1-(9)-E; and

WHEREAS, said application has been referred to the York County Planning Commission; and

WHEREAS, the Commission has recommended approval of this application; and

WHEREAS, the Board has conducted a duly advertised public hearing in accordance with applicable procedure; and

WHEREAS, the Board has carefully considered the public comments and the recommendations of the Commission and staff with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this \_\_\_\_ day of \_\_\_\_, 1999, that it does hereby approve Application No. UP-552-99, subject to the following conditions:

1. This use permit shall authorize the establishment of a mini-storage warehouse facility located adjacent to the Shady Banks shopping center along Hampton Highway (Route 134) on approximately four (4) acres of land that is further identified as Assessor's Parcel No. 38A1-(9)-E.
  2. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Section 24.1-483, *Standards for all wholesaling and warehouse uses*, Section 24.1-484, *Standards for mini-storage warehouses*, and Section 24.1-245, *Greenbelts*.
  3. A site plan shall be prepared in accordance with Article V of the York County Zoning Ordinance. Said site plan shall be in substantial conformance with the concept plan titled Concept Plan and dated October 24, 1999.
  4. A Type-25 (twenty-five-foot) transitional buffer shall be constructed and maintained along the entire length of the eastern and southern portions of the parcel, adjacent to Gable Way and the Gables of York subdivision. Landscape plantings in the Type-25 buffer along Gable Way shall be in accordance with the planting requirements and ratios of a Type-35 (thirty-five-foot) buffer. Landscape plantings on the southern portion of the parcel shall be in accordance with the planting requirements and ratios of a Type-50 (fifty-foot) buffer.
  5. Any breaks in the mini-storage warehouse facility's façade along Gable Way and Hampton Highway (Route 134) shall be screened by landscape plantings.
  6. A single commercial entrance shall serve the site. Said entrance shall be located within the existing shopping center entrance and direct access to Route 134 shall be prohibited.
  7. A decorative façade in substantial conformance with the conceptual plan titled "The Storing Crew – Developers of Professional Self-Storage Properties" and date stamped October 27, 1999, shall be extended along all sides of the warehouse development, except as where breaks are made necessary by the entrance, Zoning Ordinance regulations, and the curved portion of the property adjacent to the Shady Banks shopping center parking area. In particular, the façade shall contain the same materials, colors, design, and large and small gables at regular intervals as depicted on the above-referenced conceptual plan.
  8. Signage for the development shall be limited to one ground-mounted monument type sign. Said sign shall be constructed of the same materials and colors as depicted on the picture titled "Sign" and date stamped October 27, 1999, and
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shall be completely encased in stone. The area around the base of the sign shall be landscaped similar to that which is depicted on the above-referenced picture.

9. The development shall be limited to 70,000 (or fewer) net square feet of rentable space.
10. All warehouse doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be sited along or in the exterior façade of the mini-storage warehouse development.
11. A continuous line of fencing around the perimeter of the mini-storage warehouse facility shall not be permitted. Limited fencing along breaks in the façade made necessary by Zoning Ordinance regulations and along portions of the western side of the parcel adjacent to the shopping center entrance as depicted in the concept plan titled "Concept Plan" and dated October 24, 1999, shall be permitted. Said fencing shall be a black, wrought iron style fence. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) shall not be permitted.
12. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade, except for the large gables on the decorative facade, which may be no greater than thirty feet (30'), as measured from the finish grade.
13. Building and storage door colors shall be of a muted, Colonial hue as depicted in the pictures included with the use permit file.
14. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.